City of Tempe Community Development 31 East Fifth Street Tempe, AZ 85281 480-350-8888 www.tempe.gov



ZONING

City Code, Chapter 35 - Zoning and Development Fees

FEE SCHEDULE

a.	Preliminary Review Process:	
	Single Family	\$120.00
	All Others	\$360.00
b.	Administrative Applications:	\$360.00 each
	Ordinance Interpretations	
	Zoning Administrator Opinions	
	Shared Parking Application	
	Time Extensions	
	Group/Adult Home Verification Letter	
	Covenant, Conditions & Restrictions (CC&R) Review	
	Single Family Dwelling Units	\$360.00 each
	All Other Uses	\$360.00 each
c.	Variances:	
	Single Family Dwelling Units	\$418.00 per lot, including use permits
	All Other Uses	\$1,197.00 each
	Unauthorized Construction/Installation	Twice the normal fees
d.	Use Permits:	
	Community Garden	\$52.00 each
	Single Family Dwelling Units	\$418.00 per lot, including variances
	All Other Uses	\$1,197.00 each
	Use Permit Transfer	See Administrative Applications
	Unauthorized Activity	Twice the normal fees

e.	Zoning Code Amendments	
	Map Text	\$2,395.00 Per Classification + \$120.00 Per Net Acre* \$2,395.00
		*Rounded To The Nearest Whole Acre
f.	Planned Area Development Overlays	\$2,994.00 For Under 1 Acre + Use Permit Fees As Applicable
		\$5,988.00 For 1 Acre And Over + Use Permit Fees As Applicable
	Amendments	\$1,498.00 For Under 1 Acre + Use Permit Fees As Applicable
		\$2,994.00 For 1 Acre And Over + Use Permit Fees As Applicable
g.	Subdivisions, Including Condominiums:	
	Preliminary / Finals / Amendment	\$2,395.00+\$24.00 Per Lot or Condo Unit
	Engineering Plat Review fee	Refer to City Code, Appendix A. Sec.29-19.9(h) (\$1,525.75 + \$22.98 per lot) <u>TOTAL</u> : \$3,920.75 + \$46.98/lot
	Lot Splits / Lot Line Adjustments	See Administrative Applications
h.	Continuance at Applicant's Request After Legal Advertising And Public Notice	\$120.00
i.	Development Plan Review:	
	Complete – Building, Site, Landscape, Signs	\$1,797.00 For 5 Acres Or Less
		\$2,395.00 Over 5 Acres
	Remodel/Modification	\$599.00
	Repaint or Minor Elevation Modification	\$240.00
	Separate Landscape Plan	\$240.00
	Sign Package	\$360.00
	Separate Signs	\$360.00
	Reconsideration	Same As Original Fee
	Unauthorized Activity	Twice The Normal Fees

j.	Appeals	\$360.00	
J.	Tempe Residential Property Owner Request	\$113.00	
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k.	Sign Permits:	Fees include Plan Review, the initial Inspection and one Re-inspection	
	One Sign	\$240.00	
	Each Additional Sign	\$91.00	
	Unauthorized Installation of Sign(s)	Twice The Normal Fees	
	Grand Openings, Going Out Of Business, Significant Event, Leasing Banner	\$120.00	
	Way-Finding Sign Permit	\$26.00	
1.	General Plan Amendments:		
	<u>Amendment</u>		
	Text Change	\$2,395.00	
	Map Change	\$2,395.00 + \$120.00 per gross acre	
	Major Amendment		
	Map Change	\$5,988.00 + \$120.00 per gross acre	
m.	Public Notice Signs		
	Neighborhood Meeting Sign	\$17.00 (Includes one sign and two stakes for self posting)	
n.	Zoning Verification Letter	\$301.00	
0.	Development fees within the Apache Boulevard Redevelopment Area may be reduced up 50% for the following listed uses, when authorized by the Community Development Director or designee and accepted by the authorized Department Director:		
	 Neighborhood services not already provided within the Apache Boulevard Redevelopment Area Workforce Housing, provided that at least 20% of the housing units developed for offered to, and leased or sold to households whose gross annual income is greater 100% of the AMI but does not exceed 120% AMI, or 10% of the housing units de for, offered to, and leased or sold to households whose gross annual income is gre than 80% AMI but does not exceed 100% 		

Revised: 7/01/13

Eff. 7/5/05 -- Council approved annual fee increases based on the annual Bureau of Labor Statistics CPI-All Urban Consumers (http://data.bls.gov) will be effective at the beginning of each fiscal year beginning 7/01/06.